Map	Block	Lot		CARD			Total Card / Total Parcel
181.0	0005	0003.0	1 of 1		Residential	APPRAISED:	719,000 / 719,000
					ARLINGTON	USE VALUE:	719,000 / 719,000
						ASSESSED:	719,000 / 719,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALTERS JANET A
Owner 2:	
Owner 3:	
Street 1:	9 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,838 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Clapboard Exterior and 1826 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6838.000	281,400		437,600	719,000
Total Card	0.157	281,400		437,600	719,000
Total Parcel	0.157	281,400		437,600	719,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.71 | /Parcel: 393.7

Legal Description

User Acct

122637

GIS Ref

GIS Ref

Insp Date

07/18/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0005-0003.0

!14193!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,400	0	6,838.	437,600	719,000	719,000	Year End Roll	12/18/2019
2019	101	FV	259,200	0	6,838.	437,600	696,800	696,800	Year End Roll	1/3/2019
2018	101	FV	258,000	0	6,838.	368,800	626,800	626,800	Year End Roll	12/20/2017
2017	101	FV	258,000	0	6,838.	337,600	595,600	595,600	Year End Roll	1/3/2017
2016	101	FV	258,000	0	6,838.	287,600	545,600	545,600	Year End	1/4/2016
2015	101	FV	213,200	0	6,838.	250,100	463,300	463,300	Year End Roll	12/11/2014
2014	101	FV	213,200	0	6,838.	231,300	444,500	444,500	Year End Roll	12/16/2013
2013	101	FV	213,200	0	6,838.	220,000	433,200	433,200		12/13/2012

PRINT

Date	Time
12/11/20	04:03:51

LAST REV

Date	Time
08/20/18	10:30:16

apro

14193

USER DEFINED

Prior Id # 1:	122637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERMANIA BARBAR	21608-230		12/3/1991		171,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	654	Re-Roof	14,975	C				
3/2/2016	221	Porch	6,000					SMALL ROOF OVER EN
8/31/1992	414		30,000	C				20X21 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Info By Phon	DGM	D Mann
7/18/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	355	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
3/4/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6838		Sq. Ft.	Site		0	70.	0.91	7									437,601						437,600	

Total AC/HA: 0.15698 | Total SF/SM: 6838 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,601 | Spl Credit | Total: 437,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	16 - Stone Vene	18	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.31162572
Const Adj.:	1.00529933
Adj $ / SQ:	125.265
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345680
Depreciation:	64297
Depreciated Total:	281384

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

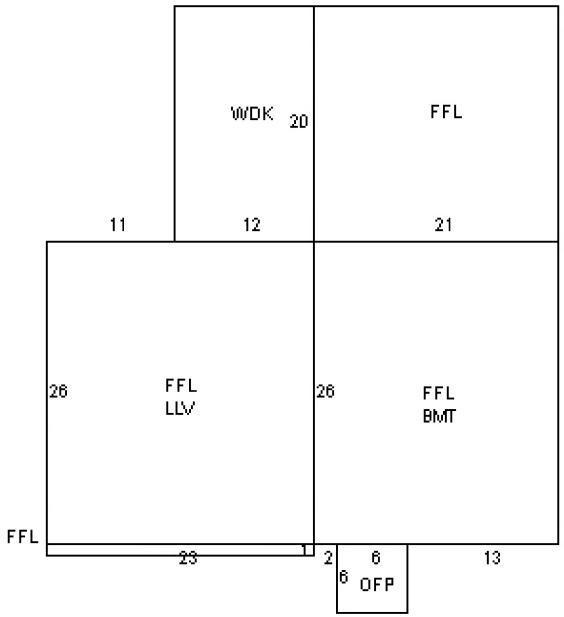
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	125.26
Special Features:	0	Val/Su Net:	93.58
Final Total:	281400	Val/Su SzAd	177.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,587	125.260	198,795
LLV	Lower Level	598	73.280	43,821
BMT	Basement	546	37.580	20,518
WDK	Deck	240	10.220	2,453
OFP	Open Porch	36	44.230	1,592

Net Sketched Area:	3,007			Total:	267,179
Size Ad	1587	Gross Are	3007	FinArea	1826

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	